



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

TECHNICAL STAFF REPORT
GROVEMONT OVERLOOK, PHASE 3
Planning Board Hearing of September 26, 2013

Case No./ Petitioner:

PB Case No. 400 (SP-13-011)/Grovemont Overlook, Phase 3, Lots 45 to 49
Jericho, LLC/Owner, Lots 45, 46 & 47
Ellicott City Land Holding, Inc./Owner, Lots 48 & 49

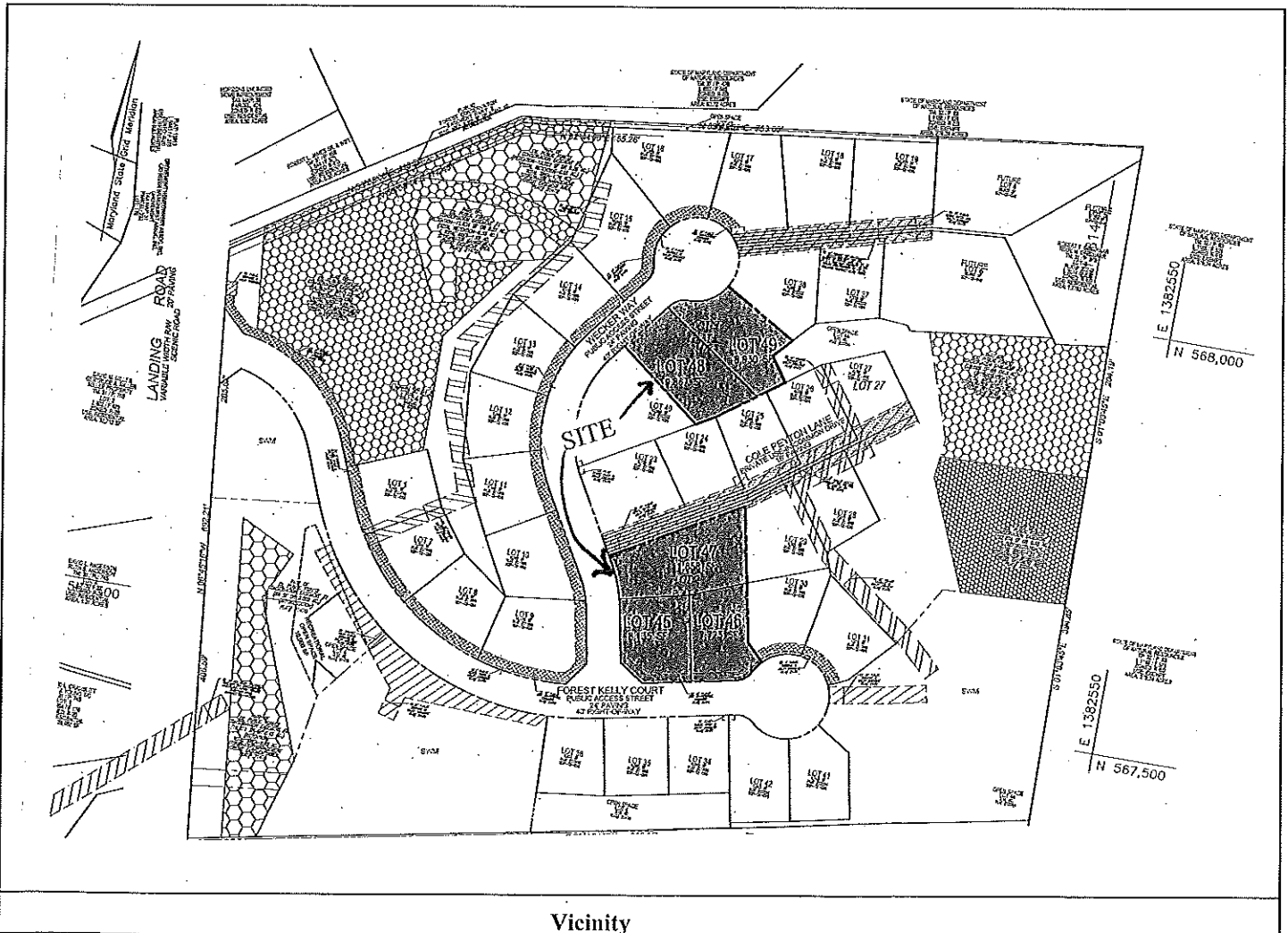
Subject:

For Planning Board approval of a preliminary equivalent sketch plan for five (5) single family detached lots on property zoned R-ED (Residential: Environmental Development), consisting of 1.06 acres of land.

DPZ RECOMMENDATION: The Department of Planning and Zoning recommends approval of the request subject to compliance with the Subdivision Review Committee (SRC) comments and any conditions by the Planning Board.

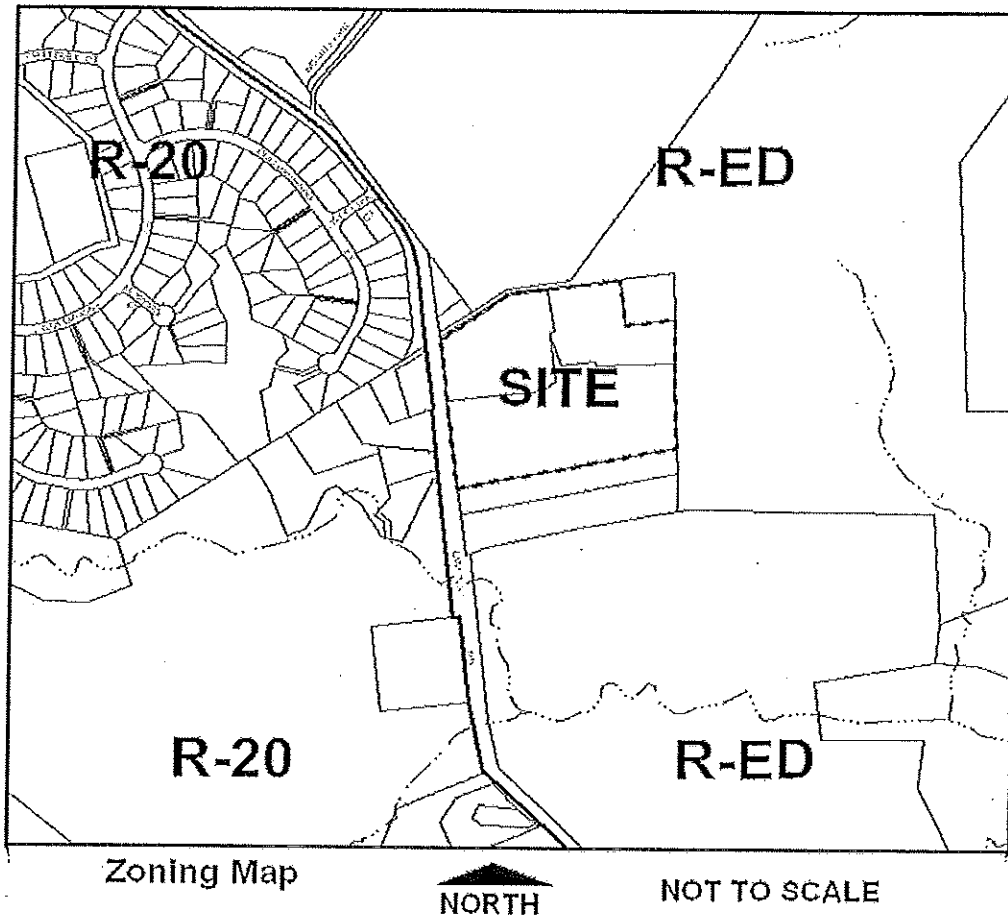
Location:

The subject lots are located on the east side of Wecker Way, north of Forest Kelly Court, situated within the Grovemont Overlook Subdivision bounding on the east side of Landing Road and identified on Tax Map No. 31, Block 24, as P/O Parcel 749, in the First Election District of Howard County. These lots and surrounding properties are zoned R-ED (Residential-Environmental Development).



Vicinal Properties:

Properties to the north and east adjoining this site are part of the Maryland State Park and are zoned R-ED. Property to the south adjoining this site is developed with one single family home and is zoned R-ED.

Zoning Map:**I. General Comments:**

- A. Legal Notices: The subject property was properly posted with two official Planning Board posters for a minimum of 30 days prior to this hearing, and verified by an on-site inspection by staff of the Department of Planning and Zoning. Certification of legal advertisements are on file with this case, verifying that legal requirements were satisfied.
- B. Regulatory Compliance: This project is subject to compliance with the amended Fifth Edition of the Subdivision and Land Development Regulations, the Zoning Regulations, the Design Manual, The Adequate Public Facilities Ordinance, the Forest Conservation Manual and the Landscape Manual.
- C. General Plan: Development of this site is consistent with the adopted Plan Howard 2030 General Plan as "Established Community" Land Use Designation.

D. Site History:

PB Case 377/Grovmont Overlook (SP-06-015), App'd 1/25/2007
 SP-06-015, Grovmont Overlook, Lots 1 to 33 and O.S.Lots 34 to 36, App'd 3/07
 WP-07-100, App'd 3/07 ext. of time for submittal of SP originals
 F-09-122/Grovmont Overlook, Phase 1, Lots 1 to 3, Open Space Lots 4 to 6 and Non-Buildable Bulk Parcels A to F, Recorded 2/11/11
 SDP-12-024/Grovmont Overlook, Phase 1, Lot 3 & Phase 2, Lots 7 to 36, App'd 5/12
 F-12-064/Grovmont Overlook, Phase 2, Lots 7 to 36, Recorded 7/06/12
 F-13-055/Grovmont Overlook, Phase 2, Lots 37 to 42, O.S.Lots 43 & 44 and Non-Buildable Bulk Parcel H, Recorded 8/02/13
 SP-13-011/Grovmont Overlook, Phase 3, Lots 45 to 49, TC 4/13

E. Site and Density Information:

Total Gross Site Acreage for this Plan Submission	1.06 Acres
Area of 25% or Greater Steep Slopes	0.00 Acres
Area of 100 Year Flood Plain	0.00 Acres
Net Tract Acreage	1.06 Acres

Approximate Area of Disturbance: 1.5 Acres or 100%
 Maximum Density Permitted: 2 units per net acre (2 X 1.06 Ac) = 2
 Density Transfer Plat for 3 additional units to be recorded: = 3
 Total Units Permitted and Proposed = 5

Area of Open Space Required (50% X 17.9 Ac) for total Grovmont Overlook Subdivision = 8.9 Acres
 Area of Open Space Provided = 9.00 Acres
 Area of Recreational Open Space Required (36 total lots X 300 sq.ft.) = 10,899 sq.ft.
 Area of Recreational Open Space Provided = 11,000 sq.ft.

Area of Buildable Lots = 1.06 Acres
 Area of Public Road ROW = n/a

F. Site Analysis:

Access and Structures – Access to the subject lots is by Forest Kelly Court located on the east side of Landing Road in the Grovmont Overlook Subdivision. Existing Lot 2, situated at the northeast corner of Forest Kelly Court and Wecker Way, will be subdivided into Lots 45, 46 and 47. There is an existing house located on Lot 2 which is to be removed. Lot 45 will consist of 8,135 sq.ft., and Lot 46 will consist of 7,723 sq.ft., with both lots fronting on Forest Kelly Court. Lot 47 will consist of 11,658 sq.ft. and will front on the east side of Wecker Way. Existing Lot 39 is located on the east side of Wecker Way and will be subdivided into Lot 48, consisting of 9,867 sq.ft. and Lot 49, consisting of 8,930 sq.ft. No historic structures, cemeteries or grave sites are located on the subject lots.

Environmental Characteristics – No environmental features exists on the subject lots.

Water and Sewer Service – This site is located within the Metropolitan District and will be served by public water and sewer facilities.

Topography – Existing Lots 2 and 39 are square in shape and contain a total of 46,312 square feet of land. Lot 2 contains topography which moderately slopes downward to the east. Lot 399 contains fairly flat topography which slopes downward at the rear portion to the southeast.

Historic Landmarks – No historic structures or cemeteries are located on this subdivision.

Scenic Roads – The Grovemont Overlook Subdivision fronts on Landing Road which is a Scenic Road. However, the interior subject lots do not front on a Scenic Road, but are located on proposed public road rights-of-way within this subdivision.

Forest Conservation – Forest Conservation obligations for the entire Grovemont Overlook Subdivision have been fulfilled under the previously recorded final plats, F-09-122 and F-13-055, by the placement of 1.00 acre of retention, 1.99 acres of reforestation and .66 acre of afforestation into on-site easement areas.

Setback Requirements – The following setbacks are required per the R-ED Zoning District.

20' Setback for structures (front or side) from an internal street right-of-way

20' Setback for structures from front property line

7.5' side yard setback for structures from a side property line 25' rear yard setback for structures from a rear property line

30' for structures in single family detached developments from project boundaries

Development on the subject lots will meet all required setbacks.

G. Proposed Development Plan:

Subdivision Plan –

The development plan proposes the resubdivision of Lot 2 into three building lots and Lot 39 into two building lots. Lot 2 contains an existing house which will be removed. Proposed lot sizes will range from 7,723 sq.ft. (Lot 46) to 11,658 sq.ft. (Lot 47). All lots will front on a public road right-of-way within the Grovemont Overlook Subdivision. This subdivision is being developed in accordance with Section 107.G.2 of the Zoning Regulations as a receiving parcel to be developed under the Neighborhood Preservation Density Exchange Option at a bonus of up to 10% more dwelling units than would be achievable based on net density in the R-ED Zoning District, in accordance with the requirements of Section 128.L of the Zoning Regulations.

This subdivision is proposed to receive three density exchange units which will be exchanged and recorded under the final plan submission for this project. This subdivision proposal complies with all of the above stated Zoning Regulation requirements of the R-ED Zoning Regulations and Neighborhood Preservation Density Exchange Regulations.

Forest Conservation –

The developer has submitted the required Forest Conservation Plan identifying existing forest to be protected and areas of proposed plantings under previously recorded final plat, F-09-122 and F-13-055, by the placement of 1.00 acre of retention, 1.99 acres of reforestation and .66 acres of afforestation into on-site easement areas.

Landscaping –

This plan will comply with the perimeter and street tree landscaping requirements of the Landscape Manual and as approved under previously recorded final plan, F-09-122. Additional side street tree plantings will be required on proposed Lot 45 and will be provided as shown on the future site development plan.

Adequate Public Facilities –

The Development Engineering Division approved the Adequate Public Facilities Ordinance (APFO) road test for vicinal road intersection adequacy under previously recorded final plan, F-09-122. This project is located in the Established Communities Allocation Planning Area, the Northeast School Region, the Rockburn Elementary School District and the Bonnie Branch Middle School District. Tentative Housing Unit allocations are not available at the present time in the Established Communities Allocation Planning Area. The date of the signature approval of the Decision and Order by the Planning Board will determine the order of the granting of housing unit allocations.

II Planning Board Criteria:

In accordance with Section 107.E.6 of the Zoning Regulations, the following criteria must be considered by the Planning Board when evaluating the Preliminary Equivalent Sketch Plan which is being developed pursuant to the R-ED Zoning Regulations –

1. **The proposed lay-out of lots and open space effectively protects environmental and historic resources.** The overall Grovemont Overlook Subdivision plan will protect environmental and landscape resources in the following ways:
 - By clustering most of the residential lots on the relatively flat interior ridge area, which is the portion of the site most easily developable.
 - By designing the lots to be near in size to the minimum lot size of 6,000 sq.ft. as practicable.
 - By meeting the forest conservation obligation on open space on the site through retention and planting.
 - By designing the storm water management ponds in locations and configurations which will preserve a portion of the existing landscape edge to Landing Road.
 - By designing a Public Access Place road configuration (with a 40' right-of-way width).

In employing these techniques, the limit of disturbance on the property is reduced to the extent possible.

Credited Open Space proposed for the Grovemont Overlook Subdivision will be 9.036 acres which is in excess of 50% of the gross site area required in the R-ED Zoning District (50% X 17.85 Ac. = 8.92 Ac.). In addition to forest protection, the open space is provided for storm water management and to buffer adjacent residential properties to the north and south.

2. **Buildings, parking areas, roads, storm water management facilities and other site features are located to take advantage of existing topography and to limit the extent of clearing and grading.**

Grading has been limited on the entire site to the amount necessary to create the original 33 building lots previously approved under SP-06-015. Grading for development of the proposed resubdivision to create three additional lots will not adversely affect surrounding properties or environmental features since existing Lots 2 and 39 are situated within the interior of the subdivision and are surrounded by recorded building lots. The total gross area of Lot 2 and Lot 39 is 1.0632 acres of which the approximate limit of disturbance to construct the homes, driveways, utilities and storm water management will be approximately 1.5 acres. No grading will occur on steep slopes of 25% or greater with a contiguous area of 20,000 sq.ft. or greater is proposed.
3. **Setbacks, landscaped buffers or other methods are proposed to buffer the development from existing neighborhoods or roads, especially from designated scenic roads or historic district.**

Views of this subdivision from Scenic Landing Road will be buffered by natural topography and open space lots which contain Forest Conservation Retention Easements that buffer the entire development from surrounding properties. All perimeter lots meet the required 30' structure setback from the project boundary for single-family detached units. Lots 45 to 49 will meet all required structure setbacks of the R-ED Zoning District. Lot 45 is a corner interior lot and will be required to provide Type B Landscape Buffer along the street side of the lot.

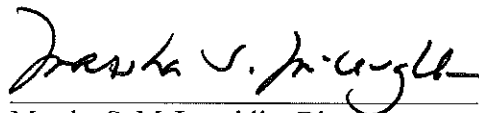
The Landscape manual requires a Type A Landscape Buffer (1 shade tree per 60') along the boundary of the site between proposed lots and adjacent residential properties and a Type B Buffer (1 shade tree per 50' plus 1 evergreen tree per 40') around the perimeter of the storm water management ponds. These plantings, as well as, street trees will be provided as approved under the road construction drawings for F-09-122 and as shown on subsequent site development plans.

Subdivision Review Committee Action:

The Preliminary Equivalent Sketch Plan, SP-13-011, was determined to be Technically Complete on May 14, 2013, subject to compliance with comments from the Subdivision Review Committee. Tentative allocations for new housing units, however, are not available at the present time in the Established Communities Allocation Planning Area. The date of signature approval of the Decision and Order of the Planning Board in this case will determine the order of granting of housing unit allocations.

RECOMMENDATION:

The Department of Planning and Zoning recommends that the Planning Board approve the Preliminary Equivalent Sketch Plan for this project subject to compliance with reviewing agency comments and any conditions or comments from the Planning Board.



Marsha S. McLaughlin, Director
Department of Planning and Zoning

9/3/13
Date

The Preliminary Equivalent Sketch Plan file is available for public review at the Public Service Counter of the Department of Planning and Zoning, Monday through Friday, during normal working hours.

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